



## **LNNLRCD Executive Meeting**

**Date: November 17, 2004    Time: 10:00AM**

**I. Call to Order and Roll Call** – Joe G. called the November 17th executive session to order at 11:57AM.

<b>Board Members Present:</b>	Joe Gargano	-	President
	Herb Hill	-	Personnel
	Joe Olliges	-	Secretary
	Jerry Sellers	-	Member at Large
	Bill Piper	-	Treasurer
<b>Employees:</b>	Becky Breckenfelder		

**II. Real Estate** – Investigating the possibility of contacting the new owners of the property adjacent to the Flagg Road Silt Basin came up today in the open meeting. Joe G. said that customarily the board should not discuss preliminary real estate proposals in a public meeting. Joe G. said that it could be a very opportune time to contact either Mr. Keith or the Nachusa Grasslands. Joe G. will try to locate a copy of the letter that he sent to Patricia Mcmillan to give to Joe O. or Jerry. Originally, they had tried to pursue 10 acres to the east of the basin, along the creek, although Joe G. is in favor of trying to obtain 20 acres, especially if Toby would be willing to donate or sell the property to the RCD at a reduced cost. Joe O. said that if they did get the property there to use for dredging, they could always sell the 23 acres to help pay for the purchase, even if he can't or won't donate the property to us.

Joe O. said that no matter how much mechanical dredging they do, they are going to need to do hydraulic dredging in the future and he is sure that it will not be cost effective to pump it up to the 23 acres. Joe G. said that they filled the pits up there and the advantage of the 23 acres was the two pits (one on the RCD property and the one on the Baker property). Getting 20 acres at the silt basin would enable them to have a place to store the spoils for drying. If they only got the 10 acres they would have to haul it over to the 23 acres, which would be an extra cost. Kenny Oltmanns said that the Mcmillans also owned the property to the west of the Flagg Road Silt Basin, so maybe they could pursue 20 acres to the west instead of the east.

Jerry asked how they would get a hold of Toby Keith or his business manger and Joe G. said that perhaps the township would know or Mr. Petit. Heartland Realty may be the realtor that handled the Mcmillan property, so they may be the ones to talk to. Dan Pierce may know too. Joe O. said that they are surveying now. Joe G. said that they could find out from the real estate office if the property has closed, and if it has, then they have a right to that information at the recorders office. Jerry said that he will try to find out how to make contact.

Joe O. said that they could also look into getting rid of the two lots that they own that are located inside the west entrance on the left hand side. Herb said that they may want to hang on to the property in case they want to build a bigger rec. center because the community is outgrowing it. Joe O. and Bill said that they would rather get rid of the two lots. Joe G. said that there are specific rules that the RCD has to abide by if they are going to sell them (put advertisement out, possibly make previous owner aware of the sale, have the right to sell to the highest bidder.

Joe G. would like the RCD to still pursue obtaining the park area behind Babbling Brook because they do have shoreline erosion and deterioration there. Joe G. passed on some paperwork to Jerry that indicated that years ago they had designed to possibly slope, clean out, and set up a

sediment basin to control the sediment that is coming into the lake from upstream of Schings Park. Also, Joe G. mentioned the LNPOA not wanting to give up Park Drive Park, he suggested finding out if they would be open to dividing it and the RCD getting only the portion where the boat storage is at so that the RCD can install the boat launch there, but still leave the LNPOA with the option to build a park on the remaining land. Third, he gave Jerry the plans that had been drawn up for a boat launch by the dam.

Earlier in the year, the board had agreed to put in a bid on Lots 10 & 11 on Oak Drive, Park Drive Park, and the area behind Bill's house for \$12,000, with an option to go up to \$13,000 for the whole package. The LNPOA turned down the RCD's offer. In 1993, the LNPOA deeded over the Schings Park area, the North Beach, and the Campground to the RCD – Joe G. doesn't see that any money was exchanged for them – they just did it for the benefit of the community. Jerry asked if all the deeds of the LNPOA and the RCD property were in the right names now and Joe G. said yes.

The board discussed whether Schings Park was ever surveyed. Bill says that it was. Joe G. said that if it was, Wendling Engineer probably did it. Joe O. said that he was in favor of having all of the RCD property surveyed. Jerry discussed having the board members look through the files at the LCC and at the files Becky has to familiarize themselves with them. Maybe they would even find any surveys that have been done in the past.

Jerry asked if the strip where the old dam comes out belongs to RCD or to the property owner on the hill. Joe G. said that it has never been investigated, however, Chuck Jolicoeur said that it is listed at the recorder's office as being part of that property owner's property, although Joe G. doesn't see how that can be because it was in the lake and part of the dam. Joe G. recommended that they ask Chuck, however, you have to be cautious because the assessor's records that Chuck cited were wrong regarding Lake Drive Park – Joe G. had to go to the Ogle County Title and have a title search done, where it was determined that the LNPOA owned that parcel of land.

Bill suggested that they take the stuff out of the RCD office and put it down in the basement on shelves to clear up space there. Herb said that the heating and cooling down there is not adequate for storage of some items – in the summer there would be a high humidity down there. Joe G. suggested that they could take out the desk that is there and purchase a few more file cabinets and put them along the wall. The board suggested that some of the cleaning materials and the pop could be moved to the basement. Herb didn't think that it would be very convenient to haul the pop down the stairs and back up again.

Becky asked about lots 12 & 13 on Oak Lane – the RCD needs to apply for a tax-exempt status on those 2 lots so they don't continue paying taxes on them. Joe O. said he will check into that.

The board discussed coming, two at a time, over to the office and going over the files sometime in the next couple weeks. Bill said that he plans to attend the utility meeting and the ILAC meeting.

**Summary** – Jerry is going to follow up on the Mcmillan property. Joe O. is going to follow up on tax status of lots 12 and 13 with Chuck and he's going to contact Wendling Engineering and find out if there was any surveys done of RCD property. Joe O. asked about the two lots at the west entrance and Jerry said that he doesn't think they want to do anything with those lots until next year, Herb agreed. Finally, Joe O. said, after the first of the year they should contact the LNPOA about acquiring the Park Drive Park land. He suggested that the board members go over there, two at a time, and look at it because a boat launch is needed there. Joe O. thinks they should let the docks float free for the winter and put signs up to caution people.

Bill asked if Frank Durkin has contacted the other board members with regard to unification. Joe G. asked what that has to do with real estate and Bill said that Frank proposed the purchase of

the white house by the west gate to use as a combination office. Jerry said that they may be a little early on discussing that.

Jerry asked if they fill the pits on the 23 acres and supposed someone wants to put a house on those 23 acres, would the rule that says you can't put a septic field on a filled in place like that apply there and Joe G. said yes. Joe G. said that when they were putting the public safety building in there was an area that wouldn't perk out anyhow. He asked what the zoning was on it and Joe G. said that he wasn't sure, however, Chuck Jolicoeur might know.